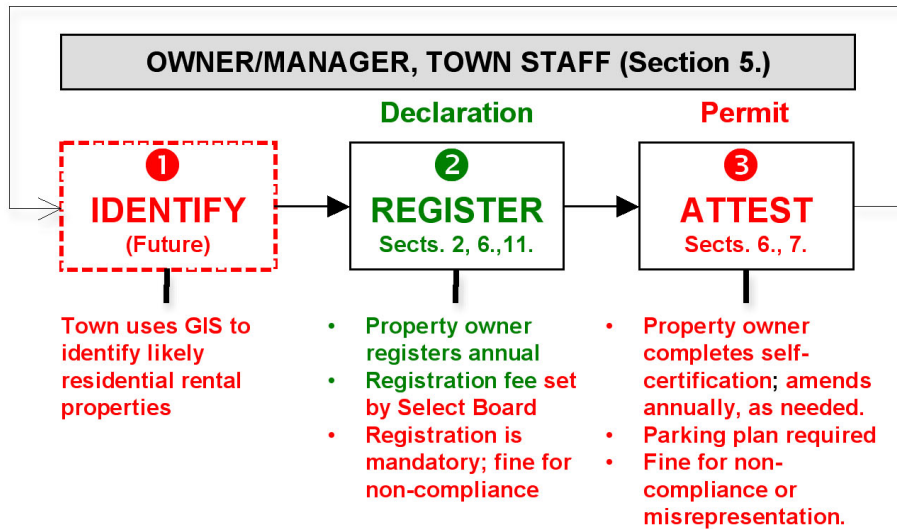
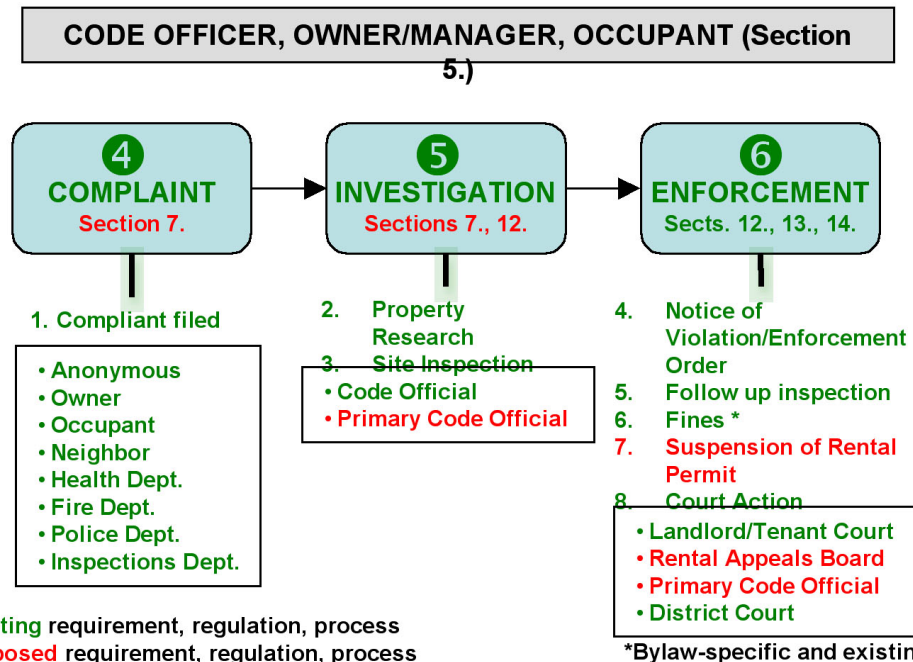


# Article 29. Residential Rental Property Bylaw

Registration, permitting and enforcement framework to ensure rental properties comply with local and state laws to promote and sustain safe and healthy neighborhoods in the Town of Amherst. (Section 1.)



## COMPLAINT-BASED



### Affected Property/Use Types (Sections 4., 5.)

- Owner-occupied supplemental apartments; two-family dwelling; converted dwelling; town house; apartment; certain mixed-use buildings;
- Rooming units in lodging or boarding houses operated as principal uses
- Accessory lodging or boarding uses (rooms) and supplemental apartments

### Exempted Property Types/Uses (Sections 4., 5.)

- Owner-occupied properties with 1-3 boarders; 4-6 boarders (by special permit)
- Hotels, motels, inns, hostels, bed and breakfasts, or similar
- Residential facilities authorized and operated under state and federal law

### Local Regulations (Section 3.)

- **Residential Rental Property Bylaw**
- **Town of Amherst General By-Laws, including Nuisance House, Unlawful Noise, and Keg Licensing**
- **Amherst Zoning Bylaw**
- **Amherst Board of Health Regulations**

### State Laws & Regulations (Section 3.)

- **MGL Chapter 40A (Zoning)**
- **MGL Chapter 143 (Inspection & Regulation)**
- **MGL Chapter 148 (Fire Prevention)**
- **780 CMR (State Building Code)**
- **105 CMR 410 (State Sanitary Code Chapter II: Minimum Standards of Fitness for Human Habitation)**
- **310 CMR 7.10 (Department of Environmental Protection, Air Pollution Control, Noise)**
- **527 CMR (Board of Fire Prevention Regulations)**
- **521 CMR (Architectural Access Board Regulations)**